HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2013

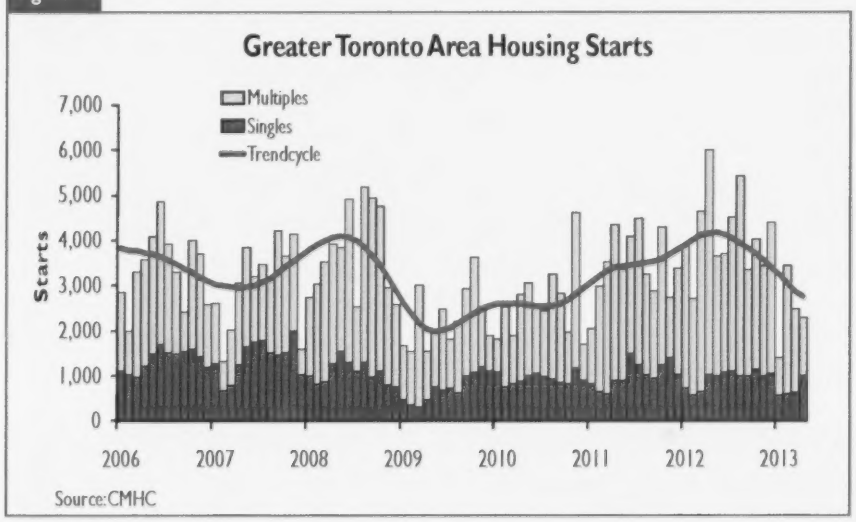
New Home Market

Fewer apartment starts dampens new home construction in April

A total of 2,284 homes were started in the Greater Toronto Area (GTA) in April 2013, down significantly from the same period last year. A significant number of homes started last month were single-detached homes, close to two thirds of new singles construction occurred in Peel and York regions. A greater proportion of new single-detached construction is due to fewer apartment starts in the GTA compared to the same month last year.

Significant numbers of units under construction, specifically apartment units which take longer to complete, are putting downward pressure on new housing starts numbers in the GTA. New home sales, particularly high-rise sales, were strong during 2010 up until early 2012. Many of these projects made it to construction earlier than expected in 2012 hence elevating starts numbers last year. But, resources currently tied up finishing up these newer and older projects have meant fewer starts during the first months of 2013.

Figure 1



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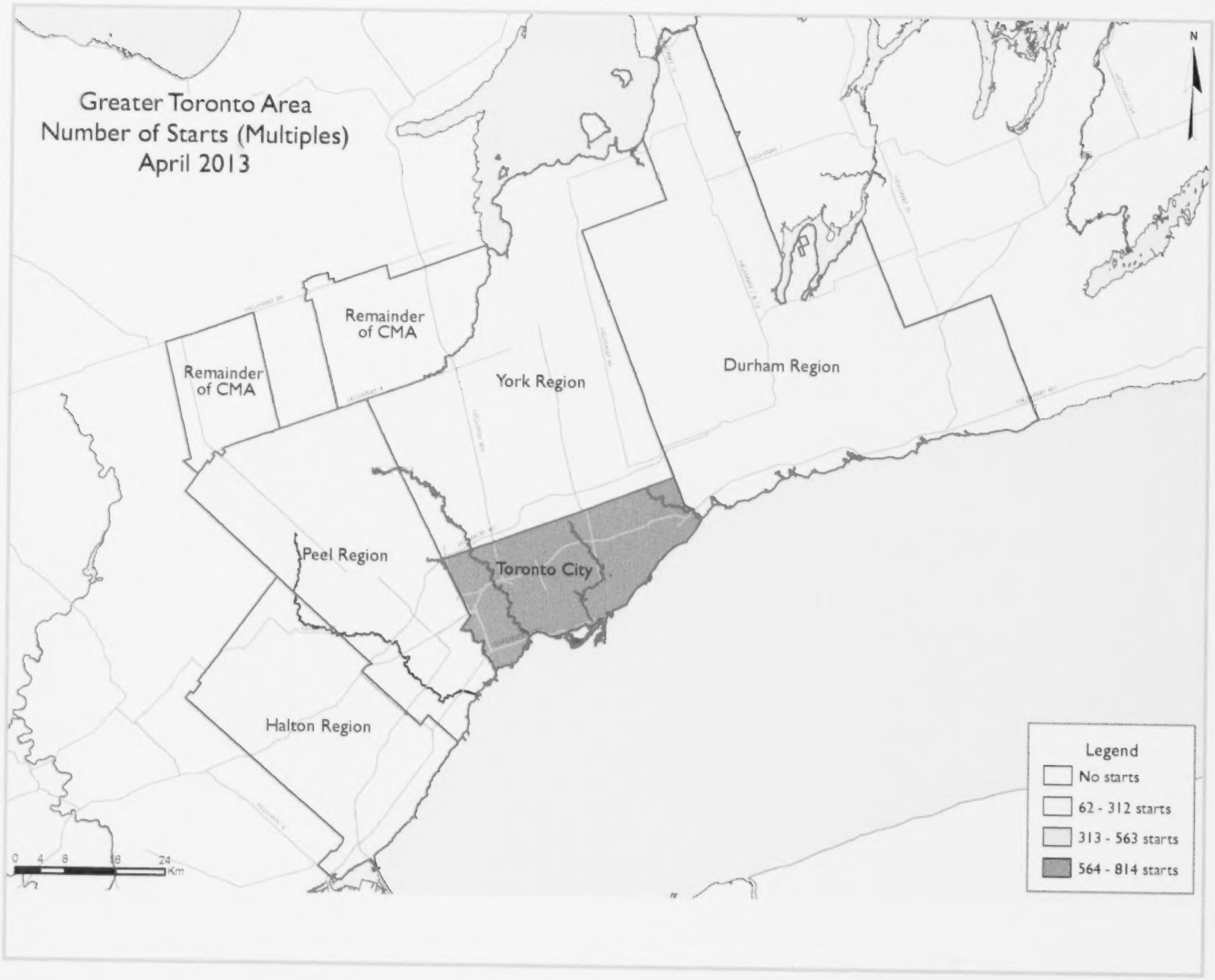
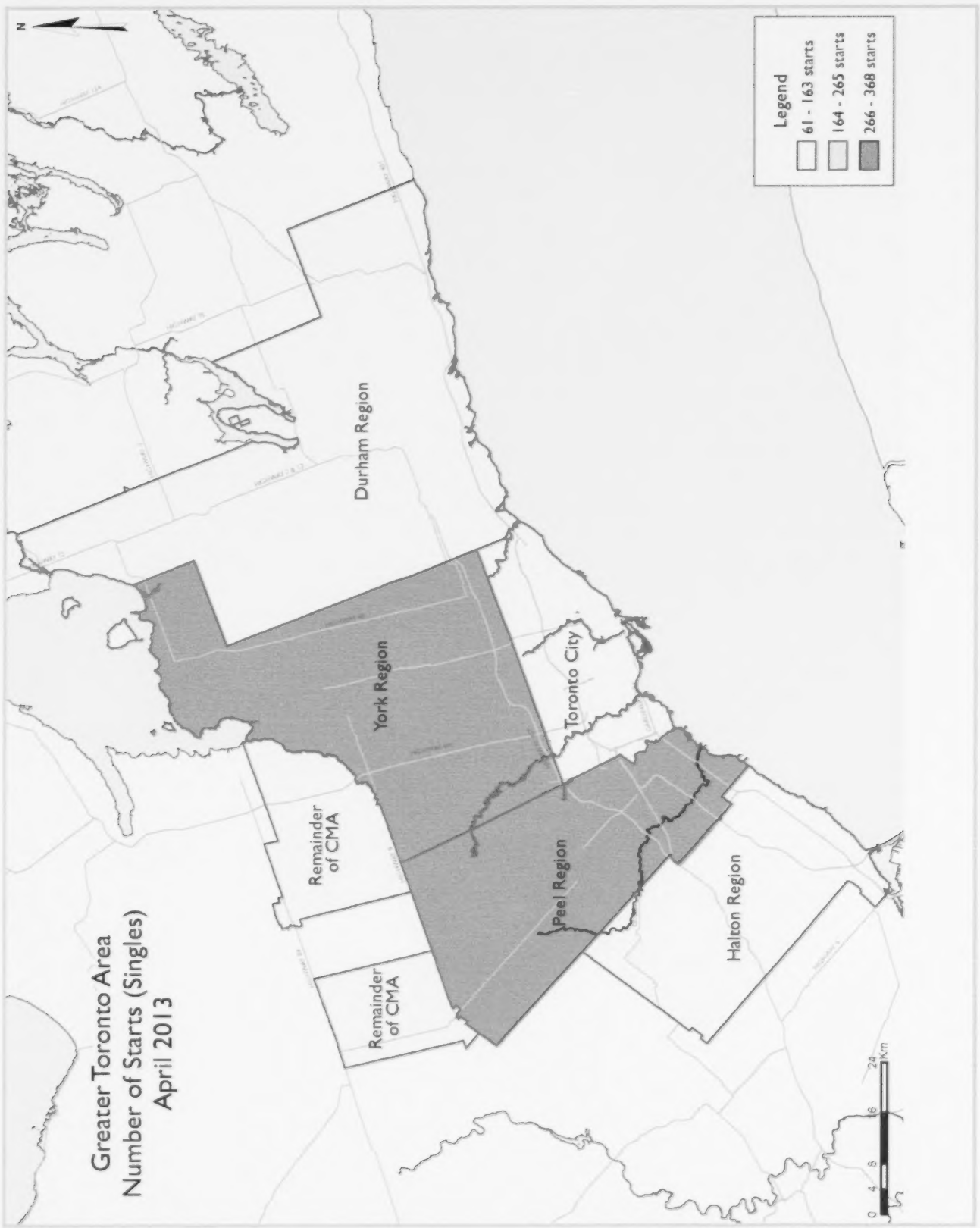
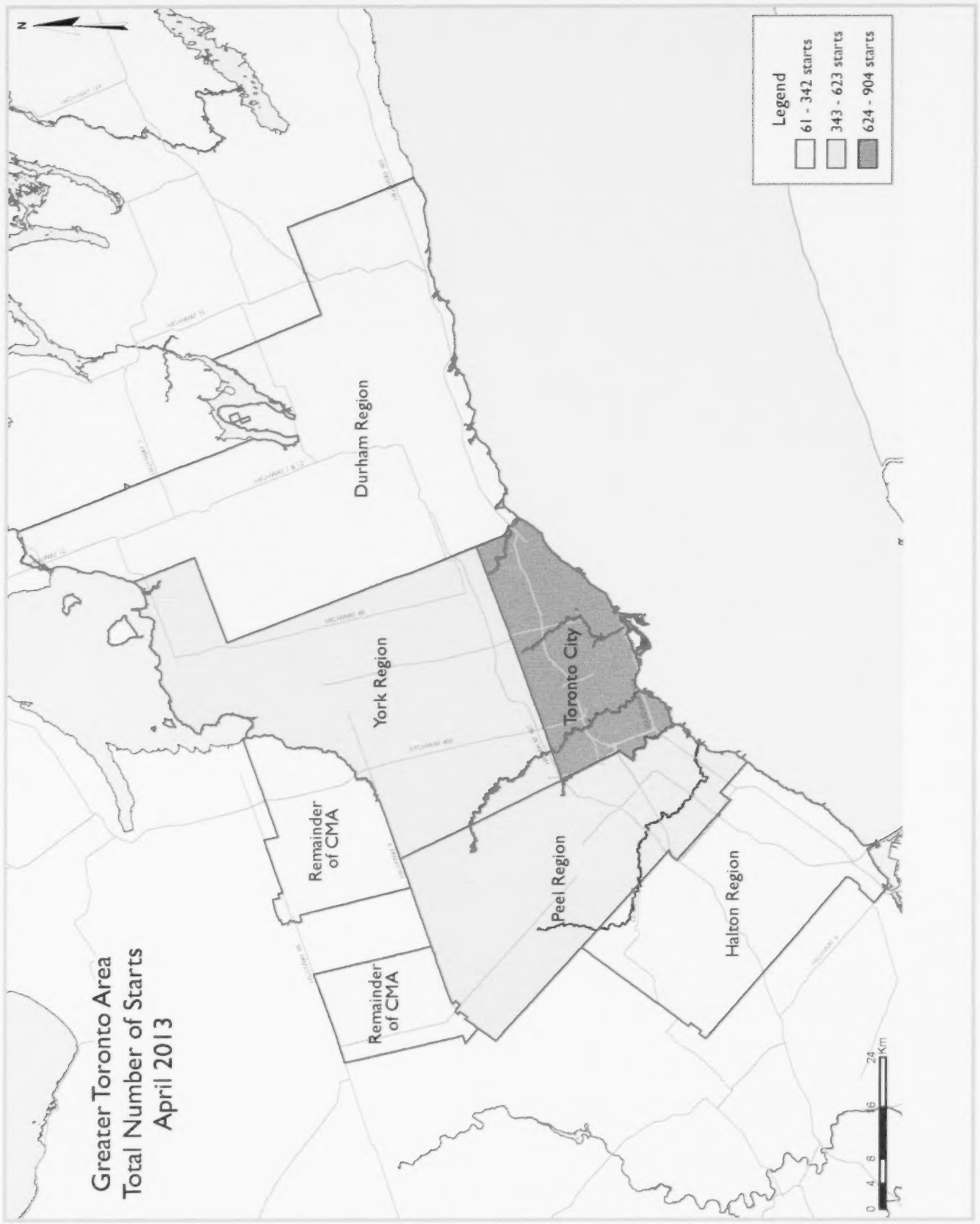
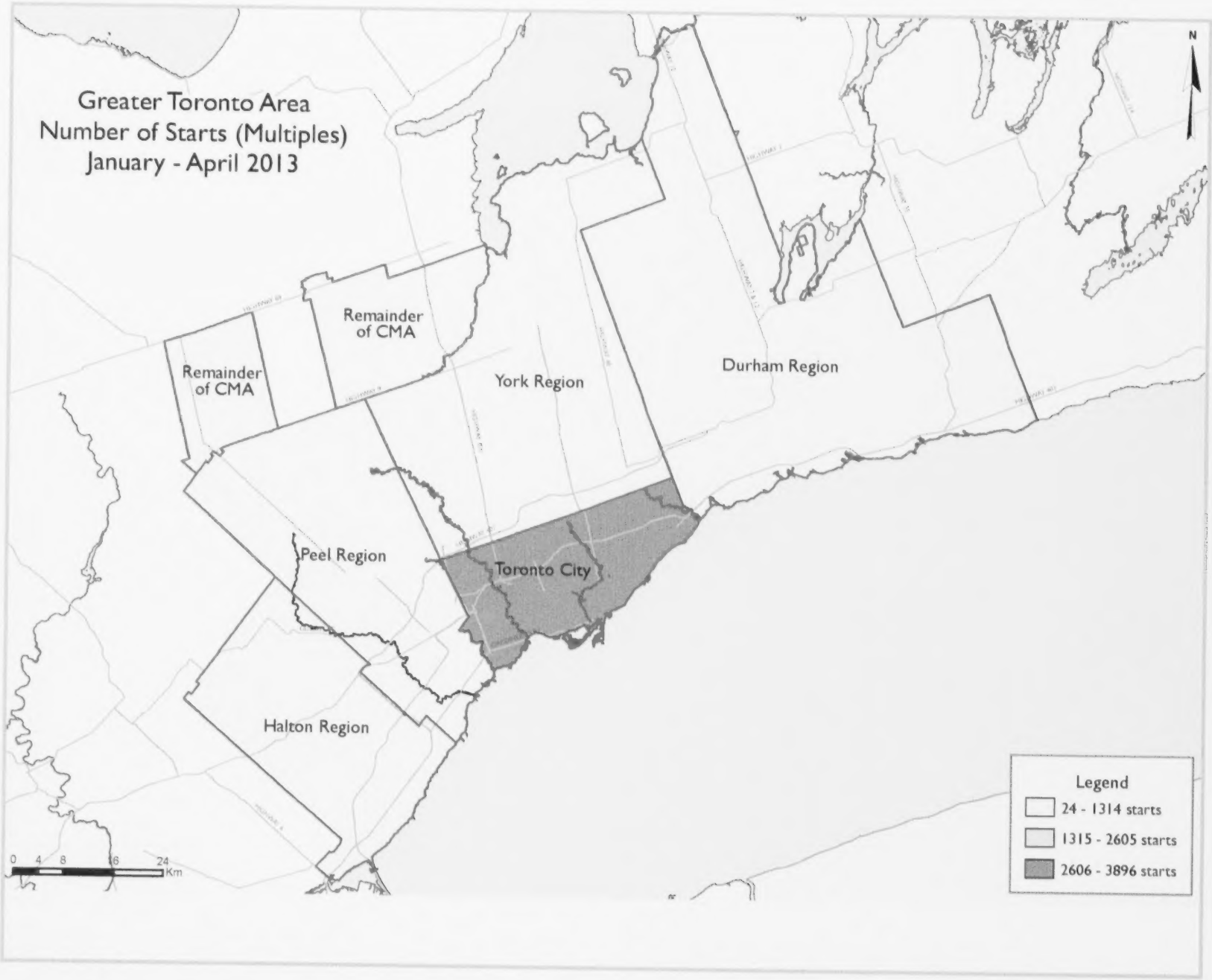
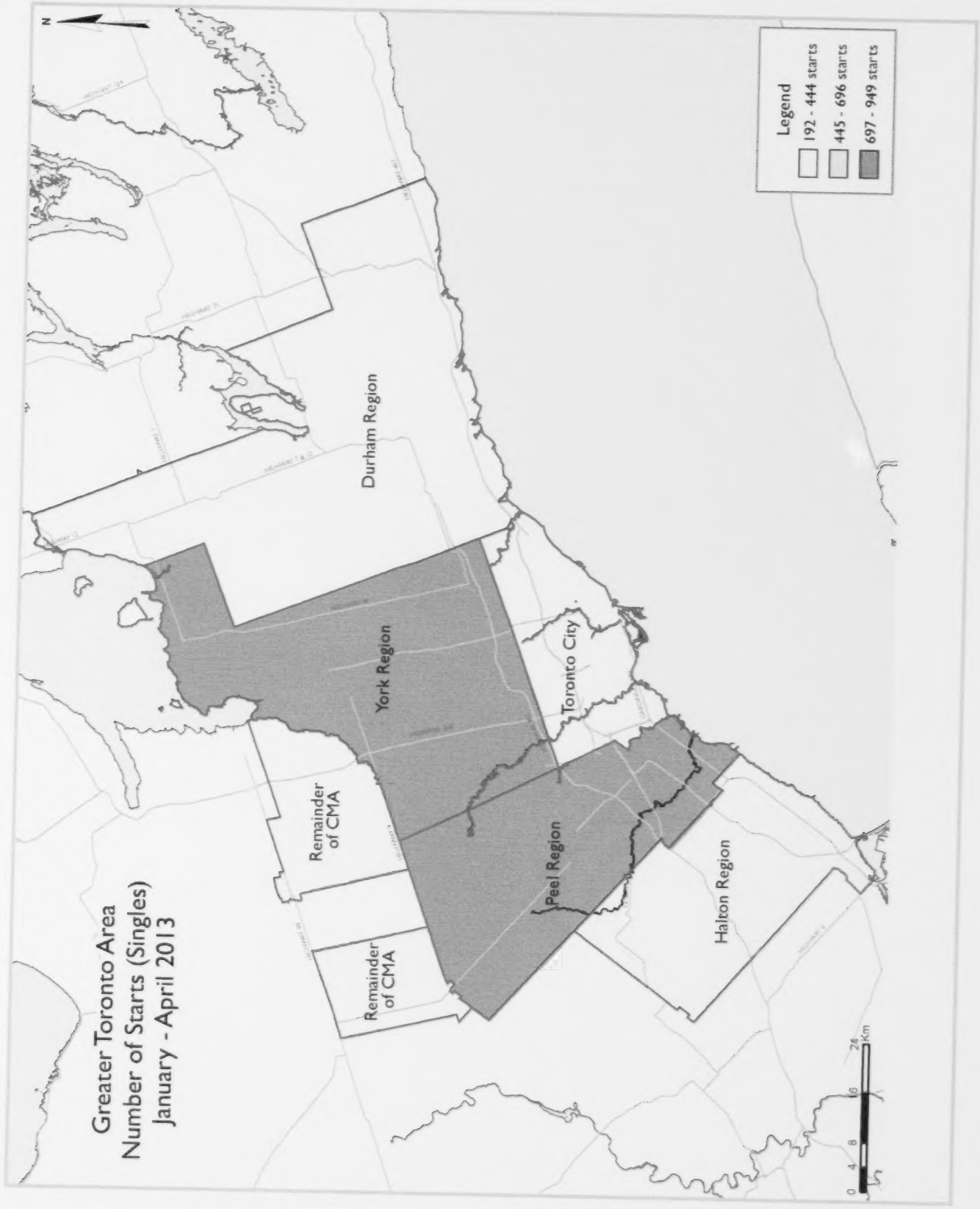
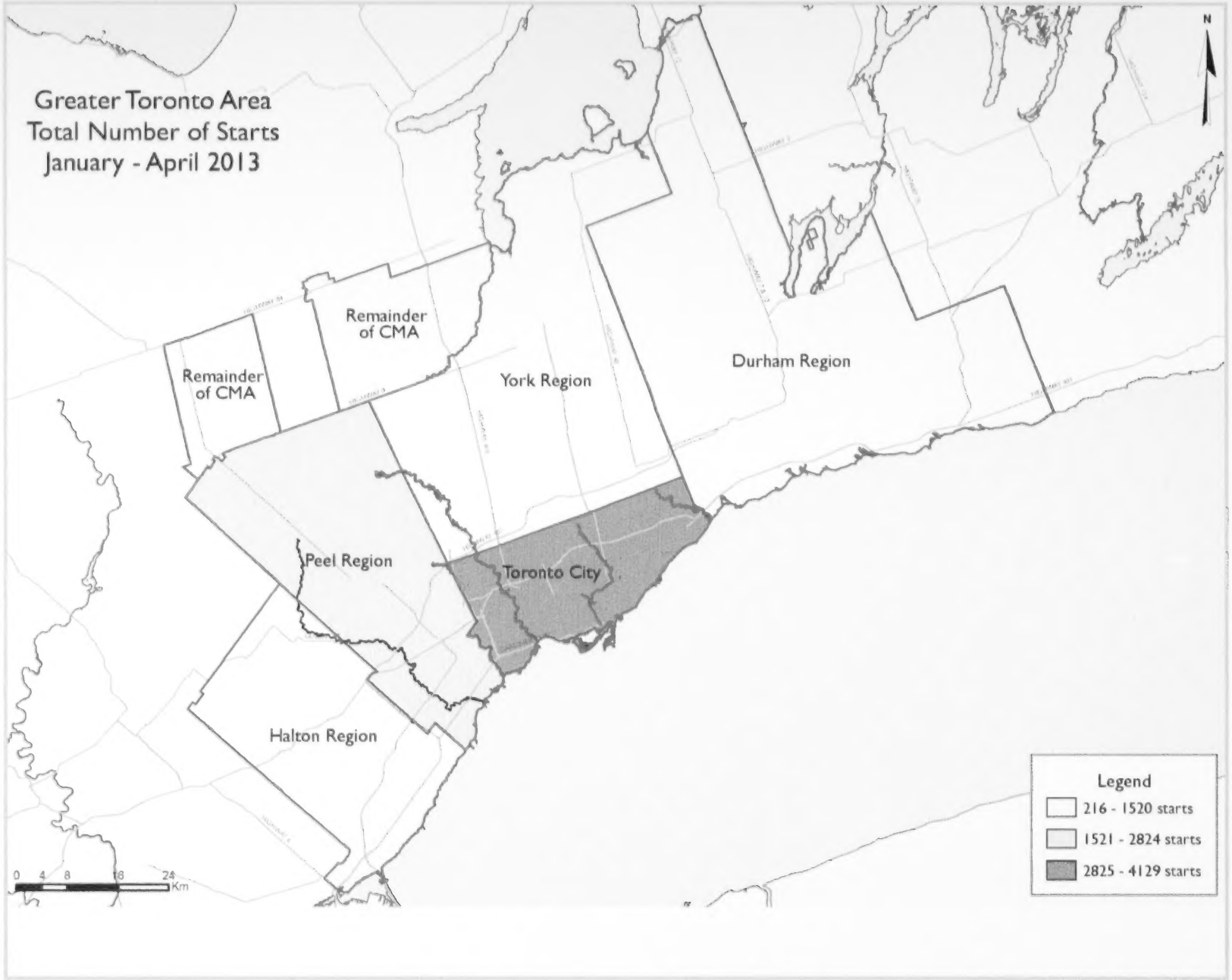

Greater Toronto Area
Number of Starts (Multiples)
April 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
No starts
62 - 312 starts
313 - 563 starts
564 - 814 starts


Greater Toronto Area
Number of Starts (Singles)
April 2013
Legend
61 - 163 starts
164 - 265 starts
266 - 368 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
April 2013
N
Legend
61 - 342 starts
343 - 623 starts
624 - 904 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - April 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
24 - 1314 starts
1315 - 2605 starts
2606 - 3896 starts


Greater Toronto Area
Number of Starts (Singles)
January - April 2013
Legend
192 - 444 starts
445 - 696 starts
697 - 949 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - April 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
216 - 1520 starts
1521 - 2824 starts
2825 - 4129 starts

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	996	226	214	0	82	736	0	1	2,255
April 2012	963	170	444	0	90	3,755	0	257	5,679
% Change	3.4	32.9	-51.8	n/a	-8.9	-80.4	n/a	-99.6	-60.3
Year-to-date 2013	2,680	636	849	7	139	4,626	0	13	8,950
Year-to-date 2012	2,847	776	1,746	0	365	9,936	22	669	16,361
% Change	-5.9	-18.0	-51.4	n/a	-61.9	-53.4	-100.0	-98.1	-45.3
UNDER CONSTRUCTION									
April 2013	7,959	1,948	3,633	26	875	48,989	22	2,415	65,868
April 2012	8,191	1,800	3,477	18	1,196	40,889	30	2,680	58,281
% Change	-2.8	8.2	4.5	44.4	-26.8	19.8	-26.7	-9.9	13.0
COMPLETIONS									
April 2013	823	174	309	2	23	3,162	0	427	4,920
April 2012	874	132	279	0	118	608	4	62	2,077
% Change	-5.8	31.8	10.8	n/a	-80.5	**	-100.0	**	136.9
Year-to-date 2013	3,167	681	1,080	15	295	6,201	0	903	12,342
Year-to-date 2012	3,484	680	1,074	6	221	3,716	8	1,562	10,751
% Change	-9.1	0.1	0.6	150.0	33.5	66.9	-100.0	-42.2	14.8
COMPLETED & NOT ABSORBED									
April 2013	186	17	111	0	8	1,020	n/a	n/a	1,342
April 2012	92	13	45	0	6	819	n/a	n/a	975
% Change	102.2	30.8	146.7	n/a	33.3	24.5	n/a	n/a	37.6
ABSORBED									
April 2013	794	180	285	3	23	3 097	n/a	n/a	4,382
April 2012	866	134	287	0	110	596	n/a	n/a	1,993
% Change	-8.3	34.3	-0.7	n/a	-79.1	**	n/a	n/a	119.9
Year-to-date 2013	3,116	680	1,040	15	298	6,090	n/a	n/a	11,239
Year-to-date 2012	3,484	692	1,090	6	217	3,745	n/a	n/a	9,234
% Change	-10.6	-1.7	-4.6	150.0	37.3	62.6	n/a	n/a	21.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	52	4	0	0	21	0	0	0	77
April 2012	102	2	6	0	12	42	0	0	164
% Change	-49.0	100.0	-100.0	n/a	75.0	-100.0	n/a	n/a	-53.0
Year-to-date 2013	254	32	22	0	21	0	27	48	404
Year-to-date 2012	300	6	56	0	12	154	0	139	667
% Change	-15.3	**	-60.7	n/a	75.0	-100.0	n/a	-65.5	-39.4
UNDER CONSTRUCTION									
April 2013	612	58	64	0	114	160	37	202	1,247
April 2012	740	10	165	0	93	190	8	187	1,393
% Change	-17.3	**	-61.2	n/a	22.6	-15.8	**	8.0	-10.5
COMPLETIONS									
April 2013	67	2	7	0	22	0	1	0	99
April 2012	101	0	31	0	14	0	0	0	146
% Change	-33.7	n/a	-77.4	n/a	57.1	n/a	n/a	n/a	-32.2
Year-to-date 2013	282	18	48	0	64	30	1	0	443
Year-to-date 2012	348	0	94	0	27	0	38	2	509
% Change	-19.0	n/a	-48.9	n/a	137.0	n/a	-97.4	-100.0	-13.0
COMPLETED & NOT ABSORBED									
April 2013	7	0	1	0	0	9	n/a	n/a	17
April 2012	9	0	1	0	4	9	n/a	n/a	23
% Change	-22.2	n/a	0.0	n/a	-100.0	0.0	n/a	n/a	-26.1
ABSORBED									
April 2013	68	2	6	0	22	0	n/a	n/a	98
April 2012	97	0	30	0	12	0	n/a	n/a	139
% Change	-29.9	n/a	-80.0	n/a	83.3	n/a	n/a	n/a	-29.5
Year-to-date 2013	284	18	47	0	66	30	n/a	n/a	445
Year-to-date 2012	353	0	94	0	26	1	n/a	n/a	474
% Change	-19.5	n/a	-50.0	n/a	153.8	**	n/a	n/a	-6.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	992	230	222	0	103	736	0	1	2,284
April 2012	1,017	172	450	0	102	3,997	0	257	5,995
% Change	-2.5	33.7	-50.7	n/a	1.0	-81.6	n/a	-99.6	-61.9
Year-to-date 2013	2,766	662	861	0	218	4,858	27	216	9,608
Year-to-date 2012	2,984	782	1,822	0	377	10,428	22	808	17,223
% Change	-7.3	-15.3	-52.7	n/a	-42.2	-53.4	22.7	-73.3	-44.2
UNDER CONSTRUCTION									
April 2013	8,334	1,960	3,633	10	1,081	49,687	59	2,772	67,537
April 2012	8,565	1,788	3,678	13	1,295	41,571	38	3,017	59,965
% Change	-2.7	9.6	-1.2	-23.1	-16.5	19.5	55.3	-8.1	12.6
COMPLETIONS									
April 2013	850	176	316	0	45	3,162	1	427	4,977
April 2012	978	132	310	0	139	608	4	62	2,233
% Change	-13.1	33.3	1.9	n/a	-67.6	**	-75.0	**	122.9
Year-to-date 2013	3,268	673	1,121	3	355	6,417	1	903	12,741
Year-to-date 2012	3,797	658	1,168	1	267	3,716	46	1,564	11,217
% Change	-13.9	2.3	-4.0	200.0	33.0	72.7	-97.8	-42.3	13.6
COMPLETED & NOT ABSORBED									
April 2013	201	15	96	0	8	1,037	n/a	n/a	1,357
April 2012	104	13	46	0	13	828	n/a	n/a	1,004
% Change	93.3	15.4	108.7	n/a	-38.5	25.2	n/a	n/a	35.2
ABSORBED									
April 2013	820	182	291	0	45	3 097	n/a	n/a	4,435
April 2012	969	134	317	0	129	596	n/a	n/a	2,145
% Change	-15.4	35.8	-8.2	n/a	-65.1	**	n/a	n/a	106.8
Year-to-date 2013	3,213	672	1,080	3	360	6,298	n/a	n/a	11,626
Year-to-date 2012	3,795	670	1,184	1	262	3,755	n/a	n/a	9,667
% Change	-15.3	0.3	-8.8	200.0	37.4	67.7	n/a	n/a	20.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2013	90	12	0	0	66	736	0	0	904
April 2012	95	24	21	0	0	3,450	0	0	3,590
York Region									
April 2013	315	16	45	0	0	0	0	1	377
April 2012	250	50	300	0	24	0	0	7	631
Peel Region									
April 2013	368	160	46	0	0	0	0	0	574
April 2012	194	96	20	0	0	305	0	250	865
Halton Region									
April 2013	77	38	55	0	0	0	0	0	170
April 2012	253	0	95	0	66	200	0	0	614
Durham Region									
April 2013	142	4	76	0	37	0	0	0	259
April 2012	225	2	14	0	12	42	0	0	295
Toronto CMA									
April 2013	996	226	214	0	82	736	0	1	2,255
April 2012	963	170	444	0	90	3,755	0	257	5,679
Oshawa CMA									
April 2013	52	4	0	0	21	0	0	0	77
April 2012	102	2	6	0	12	42	0	0	164
Greater Toronto Area									
April 2013	992	230	222	0	103	736	0	1	2,284
April 2012	1,017	172	450	0	102	3,997	0	257	5,995

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
April 2013	1,271	160	553	0	235	39,182	14	1,913	43,328
April 2012	1,183	212	743	0	127	32,504	14	2,139	36,922
York Region									
April 2013	2,018	374	1,208	1	83	6,015	0	252	9,951
April 2012	2,156	272	1,126	3	340	4,411	8	91	8,407
Peel Region									
April 2013	3,244	1,108	577	9	166	2,831	8	250	8,194
April 2012	2,604	1,156	968	10	300	3,111	8	450	8,607
Halton Region									
April 2013	826	222	946	0	402	1,499	0	155	4,050
April 2012	1,373	76	516	0	362	1,120	0	150	3,597
Durham Region									
April 2013	975	96	349	0	195	160	37	202	2,014
April 2012	1,249	72	325	0	166	425	8	187	2,432
Toronto CMA									
April 2013	7,959	1,948	3,633	26	875	48,989	22	2,415	65,868
April 2012	8,191	1,800	3,477	18	1,196	40,889	30	2,680	58,281
Oshawa CMA									
April 2013	612	58	64	0	114	160	37	202	1,247
April 2012	740	10	165	0	93	190	8	187	1,393
Greater Toronto Area									
April 2013	8,334	1,960	3,633	10	1,081	49,687	59	2,772	67,537
April 2012	8,565	1,788	3,678	13	1,295	41,571	38	3,017	59,965

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
April 2013	76	4	25	0	23	2,914	0	427	3,469
April 2012	45	0	21	0	8	399	0	62	535
York Region									
April 2013	218	60	91	0	0	0	0	0	369
April 2012	397	32	111	0	0	209	4	0	753
Peel Region									
April 2013	362	106	188	0	0	196	0	0	852
April 2012	195	64	27	0	88	0	0	0	374
Halton Region									
April 2013	76	0	5	0	0	52	0	0	133
April 2012	152	32	70	0	29	0	0	0	283
Durham Region									
April 2013	118	6	7	0	22	0	1	0	154
April 2012	189	4	81	0	14	0	0	0	288
Toronto CMA									
April 2013	823	174	309	2	23	3,162	0	427	4,920
April 2012	874	132	279	0	118	608	4	62	2,077
Oshawa CMA									
April 2013	67	2	7	0	22	0	1	0	99
April 2012	101	0	31	0	14	0	0	0	146
Greater Toronto Area									
April 2013	850	176	316	0	45	3,162	1	427	4,977
April 2012	978	132	310	0	139	608	4	62	2,233

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
April 2013	98	5	39	0	6	896	n/a	n/a	1,044
April 2012	45	1	32	0	4	693	n/a	n/a	775
York Region									
April 2013	21	6	30	0	0	32	n/a	n/a	89
April 2012	10	0	11	0	0	52	n/a	n/a	73
Peel Region									
April 2013	24	4	19	0	2	59	n/a	n/a	108
April 2012	21	12	0	0	2	74	n/a	n/a	109
Halton Region									
April 2013	20	0	0	0	0	32	n/a	n/a	52
April 2012	13	0	2	0	3	0	n/a	n/a	18
Durham Region									
April 2013	38	0	8	0	0	18	n/a	n/a	64
April 2012	15	0	1	0	4	9	n/a	n/a	29
Toronto CMA									
April 2013	186	17	111	0	8	1,020	n/a	n/a	1,342
April 2012	92	13	45	0	6	819	n/a	n/a	975
Oshawa CMA									
April 2013	7	0	1	0	0	9	n/a	n/a	17
April 2012	9	0	1	0	4	9	n/a	n/a	23
Greater Toronto Area									
April 2013	201	15	96	0	8	1,037	n/a	n/a	1,357
April 2012	104	13	46	0	13	828	n/a	n/a	1,004

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2013	62	8	25	0	23	2,849	n/a	n/a	2,967
April 2012	43	0	23	0	0	393	n/a	n/a	459
York Region									
April 2013	215	60	67	0	0	0	n/a	n/a	342
April 2012	399	34	111	0	0	203	n/a	n/a	747
Peel Region									
April 2013	357	108	188	0	0	196	n/a	n/a	849
April 2012	192	64	27	0	88	0	n/a	n/a	371
Halton Region									
April 2013	79	0	5	0	0	52	n/a	n/a	136
April 2012	155	32	70	0	29	0	n/a	n/a	286
Durham Region									
April 2013	107	6	6	0	22	0	n/a	n/a	141
April 2012	180	4	86	0	12	0	n/a	n/a	282
Toronto CMA									
April 2013	794	180	285	3	23	3,097	n/a	n/a	4,382
April 2012	866	134	287	0	110	596	n/a	n/a	1,993
Oshawa CMA									
April 2013	68	2	6	0	22	0	n/a	n/a	98
April 2012	97	0	30	0	12	0	n/a	n/a	139
Greater Toronto Area									
April 2013	820	182	291	0	45	3,097	n/a	n/a	4,435
April 2012	969	134	317	0	129	596	n/a	n/a	2,145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Toronto City	90	95	12	24	66	21	736	3,450	904	3,590	-74.8
Toronto	12	16	0	2	0	0	736	2,813	748	2,831	-73.6
East York	6	9	0	0	0	0	0	0	6	9	-33.3
Etobicoke	18	23	0	0	0	0	0	637	18	660	-97.3
North York	40	32	12	0	66	18	0	0	118	50	136.0
Scarborough	12	10	0	18	0	0	0	0	12	28	-57.1
York	2	5	0	4	0	3	0	0	2	12	-83.3
York Region	315	250	16	50	45	324	1	7	377	631	-40.3
Aurora	5	7	0	0	0	0	0	0	5	7	-28.6
East Gwillimbury	4	32	0	0	0	0	0	0	4	32	-87.5
Georgina Township	11	5	0	0	0	7	0	0	11	12	-8.3
King Township	52	41	0	4	11	0	0	0	63	45	40.0
Markham	135	76	16	24	34	310	1	7	186	417	-55.4
Newmarket	44	10	0	0	0	0	0	0	44	10	**
Richmond Hill	19	12	0	0	0	7	0	0	19	19	0.0
Vaughan	42	44	0	6	0	0	0	0	42	50	-16.0
Whitchurch-Stouffville	3	23	0	16	0	0	0	0	3	39	-92.3
Peel Region	368	194	160	96	46	20	0	555	574	865	-33.6
Brampton	301	143	28	76	40	0	0	0	369	219	68.5
Caledon	13	21	0	0	6	20	0	0	19	41	-53.7
Mississauga	54	30	132	20	0	0	0	555	186	605	-69.3
Halton Region	77	253	38	0	55	161	0	200	170	614	-72.3
Burlington	2	11	0	0	8	0	0	200	10	211	-95.3
Halton Hills	5	10	0	0	0	0	0	0	5	10	-50.0
Milton	46	172	32	0	39	95	0	0	117	267	-56.2
Oakville	24	60	6	0	8	66	0	0	38	126	-69.8
Durham Region	142	225	4	2	113	26	0	42	259	295	-12.2
Ajax	82	42	0	0	40	0	0	0	122	42	190.5
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	12	46	4	2	0	6	0	42	16	96	-83.3
Oshawa	19	15	0	0	0	0	0	0	19	15	26.7
Pickering	3	56	0	0	52	8	0	0	55	64	-14.1
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	2	25	0	0	0	0	0	0	2	25	-92.0
Whitby	21	41	0	0	21	12	0	0	42	53	-20.8
Remainder of Toronto CMA	61	59	0	0	0	0	0	0	61	59	3.4
Bradford West Gwillimbury	35	19	0	0	0	0	0	0	35	19	84.2
Town of Mono	0	8	0	0	0	0	0	0	0	8	-100.0
New Tecumseth	18	32	0	0	0	0	0	0	18	32	-43.8
Orangeville	8	0	0	0	0	0	0	0	8	0	n/a
Toronto CMA	996	963	226	170	296	534	737	4,012	2,255	5,679	-60.3
Oshawa CMA	52	102	4	2	21	18	0	42	77	164	-53.0
Greater Toronto Area (GTA)	992	1,017	230	172	325	552	737	4,254	2,284	5,995	-61.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	233	260	72	112	128	253	3,696	7,986	4,129	8,611	-52.0
Toronto	46	36	6	8	18	10	3,158	5,903	3,228	5,957	-45.8
East York	20	25	0	0	0	0	0	105	20	130	-84.6
Etobicoke	36	44	0	62	0	68	130	1,121	166	1,295	-87.2
North York	98	77	66	10	105	118	388	857	657	1,062	-38.1
Scarborough	26	70	0	26	5	54	20	0	51	150	-66.0
York	7	8	0	6	0	3	0	0	7	17	-58.8
York Region	938	792	64	118	255	841	251	1,869	1,508	3,620	-58.3
Aurora	6	32	0	0	0	0	0	0	6	32	-81.3
East Gwillimbury	7	62	0	0	0	0	0	0	7	62	-88.7
Georgina Township	62	39	2	0	19	7	0	0	83	46	80.4
King Township	99	99	0	4	22	44	0	127	121	274	-55.8
Markham	301	160	40	88	185	631	5	1,115	531	1,994	-73.4
Newmarket	176	99	22	0	0	60	0	0	198	159	24.5
Richmond Hill	79	116	0	4	16	54	6	208	101	382	-73.6
Vaughan	135	134	0	6	13	37	240	419	388	596	-34.9
Whitchurch-Stouffville	73	51	0	16	0	8	0	0	73	75	-2.7
Peel Region	949	981	406	516	57	356	463	876	1,875	2,729	-31.3
Brampton	719	806	182	438	51	284	0	0	952	1,528	-37.7
Caledon	77	108	24	28	6	72	0	0	107	208	-48.6
Mississauga	153	67	200	50	0	0	463	876	816	993	-17.8
Halton Region	219	435	56	2	407	474	616	396	1,298	1,307	-0.7
Burlington	9	47	0	0	66	40	387	338	462	425	8.7
Halton Hills	14	21	0	0	117	0	0	0	131	21	**
Milton	122	269	34	2	195	218	0	2	351	491	-28.5
Oakville	74	98	22	0	29	216	229	56	354	370	-4.3
Durham Region	427	516	64	34	259	113	48	293	798	956	-16.5
Ajax	118	124	10	28	56	37	0	0	184	189	-2.6
Brock	6	0	0	0	0	0	0	0	6	0	n/a
Clarington	75	159	8	6	37	23	0	82	120	270	-55.6
Oshawa	132	50	24	0	12	0	48	0	216	50	**
Pickering	44	66	22	0	133	8	0	0	199	74	168.9
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	3	25	0	0	0	0	0	0	3	25	-88.0
Whitby	47	91	0	0	21	45	0	211	68	347	-80.4
Remainder of Toronto CMA	192	211	6	0	18	20	0	0	216	231	-6.5
Bradford West Gwillimbury	110	95	6	0	13	0	0	0	129	95	35.8
Town of Mono	6	12	0	0	0	0	0	0	6	12	-50.0
New Tecumseth	46	97	0	0	5	0	0	0	51	97	-47.4
Orangeville	30	7	0	0	0	20	0	0	30	27	11.1
Toronto CMA	2,687	2,847	636	776	988	1,949	4,639	10,789	8,950	16,361	-45.3
Oshawa CMA	254	300	32	6	70	68	48	293	404	667	-39.4
Greater Toronto Area (GTA)	2,766	2,984	662	782	1,106	2,037	5,074	11,420	9,608	17,223	-44.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Toronto City	66	21	0	0	736	3,450	0	0
Toronto	0	0	0	0	736	2,813	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	637	0	0
North York	66	18	0	0	0	0	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	3	0	0	0	0	0	0
York Region	45	324	0	0	0	0	1	7
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	7	0	0	0	0	0	0
King Township	11	0	0	0	0	0	0	0
Markham	34	310	0	0	0	0	1	7
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	7	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	46	20	0	0	0	305	0	250
Brampton	40	0	0	0	0	0	0	0
Caledon	6	20	0	0	0	0	0	0
Mississauga	0	0	0	0	0	305	0	250
Halton Region	55	161	0	0	0	200	0	0
Burlington	8	0	0	0	0	200	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	39	95	0	0	0	0	0	0
Oakville	8	66	0	0	0	0	0	0
Durham Region	113	26	0	0	0	42	0	0
Ajax	40	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	42	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	52	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	21	12	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	296	534	0	0	736	3,755	1	257
Oshawa CMA	21	18	0	0	0	42	0	0
Greater Toronto Area (GTA)	325	552	0	0	736	3,997	1	257

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	128	239	0	14	3,694	7,574	2	412
Toronto	18	10	0	0	3,156	5,582	2	321
East York	0	0	0	0	0	105	0	0
Etobicoke	0	68	0	0	130	1,121	0	0
North York	105	104	0	14	388	766	0	91
Scarborough	5	54	0	0	20	0	0	0
York	0	3	0	0	0	0	0	0
York Region	255	833	0	8	240	1,862	11	7
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	7	0	0	0	0	0	0
King Township	22	44	0	0	0	127	0	0
Markham	185	631	0	0	0	1,108	5	7
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	16	54	0	0	0	208	6	0
Vaughan	13	37	0	0	240	419	0	0
Whitchurch-Stouffville	0	0	0	8	0	0	0	0
Peel Region	57	356	0	0	463	626	0	250
Brampton	51	284	0	0	0	0	0	0
Caledon	6	72	0	0	0	0	0	0
Mississauga	0	0	0	0	463	626	0	250
Halton Region	407	474	0	0	461	396	155	0
Burlington	66	40	0	0	232	338	155	0
Halton Hills	117	0	0	0	0	0	0	0
Milton	195	218	0	0	0	2	0	0
Oakville	29	216	0	0	229	56	0	0
Durham Region	232	113	27	0	0	154	48	139
Ajax	56	37	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	23	27	0	0	82	0	0
Oshawa	12	0	0	0	0	0	48	0
Pickering	133	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	21	45	0	0	0	72	0	139
Remainder of Toronto CMA	18	20	0	0	0	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	0	0	0	0	0	0	0
Orangeville	0	20	0	0	0	0	0	0
Toronto CMA	988	1,927	0	22	4,626	10,120	13	669
Oshawa CMA	43	68	27	0	0	154	48	139
Greater Toronto Area (GTA)	1,079	2,015	27	22	4,858	10,612	216	808

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Toronto City	102	140	802	3,450	0	0	904	3,590
Toronto	12	18	736	2,813	0	0	748	2,831
East York	6	9	0	0	0	0	6	9
Etobicoke	18	23	0	637	0	0	18	660
North York	52	50	66	0	0	0	118	50
Scarborough	12	28	0	0	0	0	12	28
York	2	12	0	0	0	0	2	12
York Region	376	600	0	24	1	7	377	631
Aurora	5	7	0	0	0	0	5	7
East Gwillimbury	4	32	0	0	0	0	4	32
Georgina Township	11	12	0	0	0	0	11	12
King Township	63	45	0	0	0	0	63	45
Markham	185	386	0	24	1	7	186	417
Newmarket	44	10	0	0	0	0	44	10
Richmond Hill	19	19	0	0	0	0	19	19
Vaughan	42	50	0	0	0	0	42	50
Whitchurch-Stouffville	3	39	0	0	0	0	3	39
Peel Region	574	310	0	305	0	250	574	865
Brampton	369	219	0	0	0	0	369	219
Caledon	19	41	0	0	0	0	19	41
Mississauga	186	50	0	305	0	250	186	605
Halton Region	170	348	0	266	0	0	170	614
Burlington	10	11	0	200	0	0	10	211
Halton Hills	5	10	0	0	0	0	5	10
Milton	117	267	0	0	0	0	117	267
Oakville	38	60	0	66	0	0	38	126
Durham Region	222	241	37	54	0	0	259	295
Ajax	106	42	16	0	0	0	122	42
Brock	2	0	0	0	0	0	2	0
Clarington	16	54	0	42	0	0	16	96
Oshawa	19	15	0	0	0	0	19	15
Pickering	55	64	0	0	0	0	55	64
Scugog	1	0	0	0	0	0	1	0
Uxbridge	2	25	0	0	0	0	2	25
Whitby	21	41	21	12	0	0	42	53
Remainder of Toronto CMA	61	59	0	0	0	0	61	59
Bradford West Gwillimbury	35	19	0	0	0	0	35	19
Town of Mono	0	8	0	0	0	0	0	8
New Tecumseth	18	32	0	0	0	0	18	32
Orangeville	8	0	0	0	0	0	8	0
Toronto CMA	1,436	1,577	818	3,845	1	257	2,255	5,679
Oshawa CMA	56	110	21	54	0	0	77	164
Greater Toronto Area (GTA)	1,444	1,639	839	4,099	1	257	2,284	5,995

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	328	705	3,799	7,480	2	426	4,129	8,611
Toronto	70	54	3,156	5,582	2	321	3,228	5,957
East York	20	25	0	105	0	0	20	130
Etobicoke	36	106	130	1,189	0	0	166	1,295
North York	164	353	493	604	0	105	657	1,062
Scarborough	31	150	20	0	0	0	51	150
York	7	17	0	0	0	0	7	17
York Region	1,244	1,711	253	1,894	11	15	1,508	3,620
Aurora	6	32	0	0	0	0	6	32
East Gwillimbury	7	62	0	0	0	0	7	62
Georgina Township	83	46	0	0	0	0	83	46
King Township	121	147	0	127	0	0	121	274
Markham	526	855	0	1,132	5	7	531	1,994
Newmarket	198	159	0	0	0	0	198	159
Richmond Hill	95	166	0	216	6	0	101	382
Vaughan	135	177	253	419	0	0	388	596
Whitchurch-Stouffville	73	67	0	0	0	8	73	75
Peel Region	1,412	1,853	463	626	0	250	1,875	2,729
Brampton	952	1,528	0	0	0	0	952	1,528
Caledon	107	208	0	0	0	0	107	208
Mississauga	353	117	463	626	0	250	816	993
Halton Region	619	697	524	610	155	0	1,298	1,307
Burlington	17	87	290	338	155	0	462	425
Halton Hills	131	21	0	0	0	0	131	21
Milton	351	491	0	0	0	0	351	491
Oakville	120	98	234	272	0	0	354	370
Durham Region	686	622	37	195	75	139	798	956
Ajax	168	160	16	29	0	0	184	189
Brock	6	0	0	0	0	0	6	0
Clarington	93	188	0	82	27	0	120	270
Oshawa	168	50	0	0	48	0	216	50
Pickering	199	74	0	0	0	0	199	74
Scugog	2	1	0	0	0	0	2	1
Uxbridge	3	25	0	0	0	0	3	25
Whitby	47	124	21	84	0	139	68	347
Remainder of Toronto CMA	209	231	7	0	0	0	216	231
Bradford West Gwillimbury	129	95	0	0	0	0	129	95
Town of Mono	3	12	3	0	0	0	6	12
New Tecumseth	47	97	4	0	0	0	51	97
Orangeville	30	27	0	0	0	0	30	27
Toronto CMA	4,165	5,369	4,772	10,301	13	691	8,950	16,361
Oshawa CMA	308	362	21	166	75	139	404	667
Greater Toronto Area (GTA)	4,289	5,588	5,076	10,805	243	830	9,608	17,223

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Toronto City	76	45	4	0	48	8	3,341	482	3,469	535	**
Toronto	19	5	2	0	0	0	2,282	31	2,303	36	**
East York	7	1	0	0	0	0	0	62	7	63	-88.9
Etobicoke	14	7	0	0	17	0	0	389	31	396	-92.2
North York	18	20	0	0	10	0	1,059	0	1,087	20	**
Scarborough	18	9	2	0	21	8	0	0	41	17	141.2
York	0	3	0	0	0	0	0	0	0	3	-100.0
York Region	218	397	60	32	91	115	0	209	369	753	-51.0
Aurora	2	1	0	0	24	0	0	0	26	1	**
East Gwillimbury	1	4	0	0	0	0	0	0	1	4	-75.0
Georgina Township	4	5	0	0	0	0	0	0	4	5	-20.0
King Township	47	4	0	0	21	0	0	0	68	4	**
Markham	47	144	54	20	32	83	0	0	133	247	-46.2
Newmarket	22	9	0	0	0	0	0	0	22	9	144.4
Richmond Hill	8	55	4	2	10	28	0	0	22	85	-74.1
Vaughan	44	135	2	10	4	0	0	209	50	354	-85.9
Whitchurch-Stouffville	43	40	0	0	0	4	0	0	43	44	-2.3
Peel Region	362	195	106	64	188	115	196	0	852	374	127.8
Brampton	332	176	106	54	188	27	0	0	626	257	143.6
Caledon	19	13	0	0	0	0	0	0	19	13	46.2
Mississauga	11	6	0	10	0	88	196	0	207	104	99.0
Halton Region	76	152	0	32	5	99	52	0	133	283	-53.0
Burlington	8	35	0	0	0	7	0	0	8	42	-81.0
Halton Hills	5	0	0	0	0	0	0	0	5	0	n/a
Milton	54	63	0	24	0	0	0	0	54	87	-37.9
Oakville	9	54	0	8	5	92	52	0	66	154	-57.1
Durham Region	119	189	6	4	29	95	0	0	154	288	-46.5
Ajax	35	6	4	4	0	6	0	0	39	16	143.8
Brock	1	3	0	0	0	0	0	0	1	3	-66.7
Clarington	23	28	2	0	7	4	0	0	32	32	0.0
Oshawa	21	40	0	0	16	8	0	0	37	48	-22.9
Pickering	12	76	0	0	0	44	0	0	12	120	-90.0
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	24	33	0	0	6	33	0	0	30	66	-54.5
Remainder of Toronto CMA	53	36	0	0	0	0	0	0	53	36	47.2
Bradford West Gwillimbury	40	11	0	0	0	0	0	0	40	11	**
Town of Mono	1	0	0	0	0	0	0	0	1	0	n/a
New Tecumseth	9	12	0	0	0	0	0	0	9	12	-25.0
Orangeville	3	13	0	0	0	0	0	0	3	13	-76.9
Toronto CMA	825	874	174	132	332	380	3,589	691	4,920	2,077	136.9
Oshawa CMA	68	101	2	0	29	45	0	0	99	146	-32.2
Greater Toronto Area (GTA)	851	978	176	132	361	432	3,589	691	4,977	2,233	122.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	305	240	96	150	271	309	6,179	4,666	6,851	5,365	27.7
Toronto	66	36	8	0	12	18	4,124	2,794	4,210	2,848	47.8
East York	24	13	0	0	0	0	0	62	24	75	-68.0
Etobicoke	72	35	68	2	68	5	483	1,367	691	1,409	-51.0
North York	104	136	10	146	164	234	1,258	278	1,536	794	93.5
Scarborough	30	14	2	2	27	52	314	165	373	233	60.1
York	9	6	8	0	0	0	0	0	17	6	183.3
York Region	1,017	1,536	160	138	550	448	539	217	2,266	2,339	-3.1
Aurora	21	11	0	0	24	0	0	0	45	11	**
East Gwillimbury	22	15	4	4	6	4	0	0	32	23	39.1
Georgina Township	40	36	2	0	0	0	0	0	42	36	16.7
King Township	80	18	0	0	27	0	0	0	107	18	**
Markham	262	643	134	98	172	297	28	4	596	1,042	-42.8
Newmarket	56	38	0	4	34	0	0	4	90	46	95.7
Richmond Hill	55	177	8	6	69	53	289	0	421	236	78.4
Vaughan	248	406	12	22	205	45	118	209	583	682	-14.5
Whitchurch-Stouffville	233	192	0	4	13	49	104	0	350	245	42.9
Peel Region	1,116	931	349	262	323	182	196	0	1,984	1,375	44.3
Brampton	927	813	344	170	237	59	0	0	1,508	1,042	44.7
Caledon	132	56	3	8	58	6	0	0	193	70	175.7
Mississauga	57	62	2	84	28	117	196	0	283	263	7.6
Halton Region	326	459	34	58	206	245	376	427	942	1,189	-20.8
Burlington	28	124	0	0	10	19	186	0	224	143	56.6
Halton Hills	7	15	0	0	0	9	0	0	7	24	-70.8
Milton	240	182	34	46	119	93	50	288	443	609	-27.3
Oakville	51	138	0	12	77	124	140	139	268	413	-35.1
Durham Region	508	632	34	50	126	265	30	2	698	949	-26.4
Ajax	108	101	16	50	9	44	0	0	133	195	-31.8
Brock	5	4	0	0	0	0	0	0	5	4	25.0
Clarington	115	118	2	0	13	22	0	0	130	140	-7.1
Oshawa	98	93	16	0	26	53	0	2	140	148	-5.4
Pickering	97	166	0	0	5	62	0	0	102	228	-55.3
Scugog	4	2	0	0	0	0	0	0	4	2	100.0
Uxbridge	11	11	0	0	0	0	0	0	11	11	0.0
Whitby	70	137	0	0	73	84	30	0	173	221	-21.7
Remainder of Toronto CMA	230	170	30	22	17	0	0	0	277	192	44.3
Bradford West Gwillimbury	126	87	24	20	6	0	0	0	156	107	45.8
Town of Mono	7	5	0	0	0	0	0	0	7	5	40.0
New Tecumseth	74	65	6	2	4	0	0	0	84	67	25.4
Orangeville	23	13	0	0	7	0	0	0	30	13	130.8
Toronto CMA	3,182	3,490	685	680	1,371	1,271	7,104	5,310	12,342	10,751	14.8
Oshawa CMA	283	348	18	0	112	159	30	2	443	509	-13.0
Greater Toronto Area (GTA)	3,272	3,798	673	658	1,476	1,449	7,320	5,312	12,741	11,217	13.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Toronto City	48	8	0	0	2,914	420	427	62
Toronto	0	0	0	0	1,855	31	427	0
East York	0	0	0	0	0	0	0	62
Etobicoke	17	0	0	0	0	389	0	0
North York	10	0	0	0	1,059	0	0	0
Scarborough	21	8	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	91	111	0	4	0	209	0	0
Aurora	24	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	21	0	0	0	0	0	0	0
Markham	32	83	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	10	28	0	0	0	0	0	0
Vaughan	4	0	0	0	0	209	0	0
Whitchurch-Stouffville	0	0	0	4	0	0	0	0
Peel Region	188	115	0	0	196	0	0	0
Brampton	188	27	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	88	0	0	196	0	0	0
Halton Region	5	99	0	0	52	0	0	0
Burlington	0	7	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	5	92	0	0	52	0	0	0
Durham Region	29	95	0	0	0	0	0	0
Ajax	0	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	7	4	0	0	0	0	0	0
Oshawa	16	8	0	0	0	0	0	0
Pickering	0	44	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	33	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	332	376	0	4	3,162	629	427	62
Oshawa CMA	29	45	0	0	0	0	0	0
Greater Toronto Area (GTA)	361	428	0	4	3,162	629	427	62

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	271	309	0	0	5,278	3,192	901	1,474
Toronto	12	18	0	0	3,223	2,024	901	770
East York	0	0	0	0	0	0	0	62
Etobicoke	68	5	0	0	483	878	0	489
North York	164	234	0	0	1,258	278	0	0
Scarborough	27	52	0	0	314	12	0	153
York	0	0	0	0	0	0	0	0
York Region	550	440	0	8	539	209	0	8
Aurora	24	0	0	0	0	0	0	0
East Gwillimbury	6	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	27	0	0	0	0	0	0	0
Markham	172	297	0	0	28	0	0	4
Newmarket	34	0	0	0	0	0	0	4
Richmond Hill	69	53	0	0	289	0	0	0
Vaughan	205	45	0	0	118	209	0	0
Whitchurch-Stouffville	13	41	0	8	104	0	0	0
Peel Region	323	182	0	0	196	0	0	0
Brampton	237	59	0	0	0	0	0	0
Caledon	58	6	0	0	0	0	0	0
Mississauga	28	117	0	0	196	0	0	0
Halton Region	206	245	0	0	374	347	2	80
Burlington	10	19	0	0	186	0	0	0
Halton Hills	0	9	0	0	0	0	0	0
Milton	119	93	0	0	48	208	2	80
Oakville	77	124	0	0	140	139	0	0
Durham Region	126	227	0	38	30	0	0	2
Ajax	9	44	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	22	0	0	0	0	0	0
Oshawa	26	15	0	38	0	0	0	2
Pickering	5	62	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	73	84	0	0	30	0	0	0
Remainder of Toronto CMA	17	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	1,371	1,263	0	8	6,201	3,748	903	1,562
Oshawa CMA	112	121	0	38	30	0	0	2
Greater Toronto Area (GTA)	1,476	1,403	0	46	6,417	3,748	903	1,564

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Toronto City	105	66	2,937	407	427	62	3,469	535
Toronto	21	26	1,855	10	427	0	2,303	36
East York	7	1	0	0	0	62	7	63
Etobicoke	14	7	17	389	0	0	31	396
North York	28	20	1,059	0	0	0	1,087	20
Scarborough	35	9	6	8	0	0	41	17
York	0	3	0	0	0	0	0	3
York Region	369	540	0	209	0	4	369	753
Aurora	26	1	0	0	0	0	26	1
East Gwillimbury	1	4	0	0	0	0	1	4
Georgina Township	4	5	0	0	0	0	4	5
King Township	68	4	0	0	0	0	68	4
Markham	133	247	0	0	0	0	133	247
Newmarket	22	9	0	0	0	0	22	9
Richmond Hill	22	85	0	0	0	0	22	85
Vaughan	50	145	0	209	0	0	50	354
Whitchurch-Stouffville	43	40	0	0	0	4	43	44
Peel Region	656	286	196	88	0	0	852	374
Brampton	626	257	0	0	0	0	626	257
Caledon	19	13	0	0	0	0	19	13
Mississauga	11	16	196	88	0	0	207	104
Halton Region	81	254	52	29	0	0	133	283
Burlington	8	35	0	7	0	0	8	42
Halton Hills	5	0	0	0	0	0	5	0
Milton	54	87	0	0	0	0	54	87
Oakville	14	132	52	22	0	0	66	154
Durham Region	131	274	22	14	1	0	154	288
Ajax	39	16	0	0	0	0	39	16
Brock	1	3	0	0	0	0	1	3
Clarington	32	32	0	0	0	0	32	32
Oshawa	20	40	16	8	1	0	37	48
Pickering	12	120	0	0	0	0	12	120
Scugog	2	1	0	0	0	0	2	1
Uxbridge	1	2	0	0	0	0	1	2
Whitby	24	60	6	6	0	0	30	66
Remainder of Toronto CMA	51	36	2	0	0	0	53	36
Bradford West Gwillimbury	40	11	0	0	0	0	40	11
Town of Mono	0	0	1	0	0	0	1	0
New Tecumseth	8	12	1	0	0	0	9	12
Orangeville	3	13	0	0	0	0	3	13
Toronto CMA	1,306	1,285	3,187	726	427	66	4,920	2,077
Oshawa CMA	76	132	22	14	1	0	99	146
Greater Toronto Area (GTA)	1,342	1,420	3,207	747	428	66	4,977	2,233

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	593	686	5,357	3,205	901	1,474	6,851	5,365
Toronto	86	75	3,223	2,003	901	770	4,210	2,848
East York	24	13	0	0	0	62	24	75
Etobicoke	140	42	551	878	0	489	691	1,409
North York	273	515	1,263	279	0	0	1,536	794
Scarborough	53	35	320	45	0	153	373	233
York	17	6	0	0	0	0	17	6
York Region	1,630	2,100	636	223	0	16	2,266	2,339
Aurora	43	10	2	1	0	0	45	11
East Gwillimbury	32	23	0	0	0	0	32	23
Georgina Township	42	36	0	0	0	0	42	36
King Township	107	18	0	0	0	0	107	18
Markham	568	1,038	28	0	0	4	596	1,042
Newmarket	90	42	0	0	0	4	90	46
Richmond Hill	120	223	301	13	0	0	421	236
Vaughan	382	473	201	209	0	0	583	682
Whitchurch-Stouffville	246	237	104	0	0	8	350	245
Peel Region	1,760	1,268	224	107	0	0	1,984	1,375
Brampton	1,508	1,042	0	0	0	0	1,508	1,042
Caledon	193	70	0	0	0	0	193	70
Mississauga	59	156	224	107	0	0	283	263
Halton Region	485	687	455	422	2	80	942	1,189
Burlington	38	124	186	19	0	0	224	143
Halton Hills	7	15	0	9	0	0	7	24
Milton	385	311	56	218	2	80	443	609
Oakville	55	237	213	176	0	0	268	413
Durham Region	594	882	103	27	1	40	698	949
Ajax	124	195	9	0	0	0	133	195
Brock	5	4	0	0	0	0	5	4
Clarington	130	134	0	6	0	0	130	140
Oshawa	113	93	26	15	1	40	140	148
Pickering	102	228	0	0	0	0	102	228
Scugog	4	2	0	0	0	0	4	2
Uxbridge	11	11	0	0	0	0	11	11
Whitby	105	215	68	6	0	0	173	221
Remainder of Toronto CMA	261	187	16	5	0	0	277	192
Bradford West Gwillimbury	156	107	0	0	0	0	156	107
Town of Mono	2	1	5	4	0	0	7	5
New Tecumseth	73	66	11	1	0	0	84	67
Orangeville	30	13	0	0	0	0	30	13
Toronto CMA	4,928	5,238	6,511	3,943	903	1,570	12,342	10,751
Oshawa CMA	348	442	94	27	1	40	443	509
Greater Toronto Area (GTA)	5,062	5,623	6,775	3,984	904	1,610	12,741	11,217

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2013	0	0.0	0	0.0	0	0.0	2	3.9	49	96.1	51	1,429,900	1,582,337
April 2012	0	0.0	1	2.4	2	4.8	3	7.1	36	85.7	42	1,050,800	1,278,396
Year-to-date 2013	0	0.0	2	0.8	1	0.4	21	8.5	224	90.3	248	1,384,000	1,520,188
Year-to-date 2012	4	1.6	24	9.8	13	5.3	21	8.6	182	74.6	244	1,090,150	1,207,430
Toronto													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,287,500	1,396,917
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	7.8	47	92.2	51	1,290,000	1,746,508
Year-to-date 2012	0	0.0	0	0.0	1	2.8	0	0.0	35	97.2	36	1,335,000	1,707,553
East York													
April 2013	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	1,300,000	1,284,769
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	1,387,500	1,304,955
Etobicoke													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,829,000	1,821,300
April 2012	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	13.0	60	87.0	69	1,419,000	1,467,061
Year-to-date 2012	0	0.0	0	0.0	4	10.5	8	21.1	26	68.4	38	1,390,685	1,293,733
North York													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,649,500	1,693,715
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,046,700	1,200,011
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	92	100.0	92	1,494,750	1,643,210
Year-to-date 2012	4	2.8	22	15.4	5	3.5	8	5.6	104	72.7	143	1,050,000	1,088,970
Scarborough													
April 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
April 2012	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2013	0	0.0	2	15.4	1	7.7	2	15.4	8	61.5	13	850,000	764,846
Year-to-date 2012	0	0.0	2	28.6	1	14.3	3	42.9	1	14.3	7	--	--
York													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	844,345	888,728
Year-to-date 2012	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2013	5	2.3	11	5.1	61	28.4	96	44.7	42	19.5	215	720,990	746,646
April 2012	46	11.5	99	24.8	84	21.1	116	29.1	54	13.5	399	600,990	653,147
Year-to-date 2013	60	5.9	75	7.4	255	25.3	451	44.7	168	16.7	1,009	678,990	725,595
Year-to-date 2012	214	13.9	393	25.6	397	25.8	345	22.4	189	12.3	1,538	579,900	635,039
Aurora													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	1	5.6	3	16.7	2	11.1	12	66.7	18	854,990	910,829
Year-to-date 2012	1	7.7	2	15.4	1	7.7	0	0.0	9	69.2	13	1,170,000	1,061,684
East Gwillimbury													
April 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	19	86.4	2	9.1	0	0.0	1	4.5	0	0.0	22	439,990	441,308
Year-to-date 2012	13	86.7	2	13.3	0	0.0	0	0.0	0	0.0	15	427,990	430,651
Georgina Township													
April 2013	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0	4	--	--
April 2012	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2013	27	67.5	4	10.0	3	7.5	3	7.5	3	7.5	40	369,990	468,463
Year-to-date 2012	28	77.8	4	11.1	0	0.0	0	0.0	4	11.1	36	345,990	487,435
King Township													
April 2013	0	0.0	0	0.0	0	0.0	25	53.2	22	46.8	47	787,990	865,246
April 2012	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	1	1.3	44	55.7	34	43.0	79	778,990	851,409
Year-to-date 2012	0	0.0	0	0.0	0	0.0	9	52.9	8	47.1	17	759,990	879,696
Markham													
April 2013	0	0.0	5	10.9	17	37.0	20	43.5	4	8.7	46	662,945	665,729
April 2012	25	17.4	62	43.1	38	26.4	14	9.7	5	3.5	144	535,990	556,727
Year-to-date 2013	4	1.5	23	8.8	93	35.6	102	39.1	39	14.9	261	661,990	694,238
Year-to-date 2012	108	16.9	257	40.2	205	32.0	53	8.3	17	2.7	640	535,990	550,985
Newmarket													
April 2013	0	0.0	0	0.0	9	42.9	12	57.1	0	0.0	21	669,900	666,424
April 2012	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2013	0	0.0	2	3.6	12	21.8	41	74.5	0	0.0	55	693,900	679,545
Year-to-date 2012	21	55.3	6	15.8	11	28.9	0	0.0	0	0.0	38	440,990	484,091
Richmond Hill													
April 2013	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
April 2012	0	0.0	11	20.0	29	52.7	11	20.0	4	7.3	55	621,900	641,911
Year-to-date 2013	0	0.0	0	0.0	4	7.4	22	40.7	28	51.9	54	818,995	1,003,123
Year-to-date 2012	0	0.0	19	10.9	70	40.2	57	32.8	28	16.1	174	648,990	739,159
Vaughan													
April 2013	0	0.0	0	0.0	5	11.4	36	81.8	3	6.8	44	765,495	738,535
April 2012	1	0.7	2	1.5	13	9.5	86	62.8	35	25.5	137	730,990	776,668
Year-to-date 2013	1	0.4	0	0.0	10	4.0	188	76.1	48	19.4	247	742,000	838,403
Year-to-date 2012	5	1.2	13	3.2	62	15.0	221	53.6	111	26.9	412	722,900	769,166
Whitchurch-Stouffville													
April 2013	2	4.7	6	14.0	29	67.4	2	4.7	4	9.3	43	593,900	630,450
April 2012	5	12.5	22	55.0	4	10.0	2	5.0	7	17.5	40	499,900	643,761
Year-to-date 2013	9	3.9	43	18.5	129	55.4	48	20.6	4	1.7	233	592,900	601,702
Year-to-date 2012	38	19.7	90	46.6	48	24.9	5	2.6	12	6.2	193	499,900	556,426

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2013	26	7.3	111	31.1	113	31.7	92	25.8	15	4.2	357	576,990	601,289
April 2012	52	27.1	74	38.5	39	20.3	20	10.4	7	3.6	192	501,900	560,591
Year-to-date 2013	165	14.8	373	33.4	287	25.7	224	20.1	68	6.1	1,117	556,900	595,680
Year-to-date 2012	179	19.3	274	29.5	262	28.2	168	18.1	45	4.8	928	550,900	573,341
Brampton													
April 2013	25	7.6	101	30.9	103	31.5	84	25.7	14	4.3	327	576,990	602,605
April 2012	52	29.4	72	40.7	36	20.3	17	9.6	0	0.0	177	493,900	505,067
Year-to-date 2013	157	16.9	336	36.2	229	24.7	183	19.7	23	2.5	928	541,990	562,369
Year-to-date 2012	178	21.9	264	32.4	207	25.4	155	19.0	10	1.2	814	535,945	542,615
Caledon													
April 2013	1	5.3	6	31.6	3	15.8	8	42.1	1	5.3	19	606,900	606,020
April 2012	0	0.0	2	22.2	3	33.3	3	33.3	1	11.1	9	--	--
Year-to-date 2013	8	6.1	32	24.2	51	38.6	33	25.0	8	6.1	132	602,900	615,779
Year-to-date 2012	1	1.9	9	17.3	26	50.0	13	25.0	3	5.8	52	622,945	729,510
Mississauga													
April 2013	0	0.0	4	36.4	7	63.6	0	0.0	0	0.0	11	559,900	553,991
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2013	0	0.0	5	8.8	7	12.3	8	14.0	37	64.9	57	850,000	1,091,465
Year-to-date 2012	0	0.0	1	1.6	29	46.8	0	0.0	32	51.6	62	850,000	845,765
Halton Region													
April 2013	28	35.4	24	30.4	9	11.4	0	0.0	18	22.8	79	460,900	763,996
April 2012	13	8.4	53	34.2	38	24.5	8	5.2	43	27.7	155	590,900	855,933
Year-to-date 2013	157	47.0	62	18.6	30	9.0	9	2.7	76	22.8	334	450,900	752,186
Year-to-date 2012	94	20.8	151	33.3	76	16.8	32	7.1	100	22.1	453	525,900	813,420
Burlington													
April 2013	0	0.0	0	0.0	7	77.8	0	0.0	2	22.2	9	--	--
April 2012	1	2.4	26	61.9	8	19.0	0	0.0	7	16.7	42	517,995	765,752
Year-to-date 2013	0	0.0	1	3.2	16	51.6	1	3.2	13	41.9	31	630,000	1,115,645
Year-to-date 2012	14	11.4	72	58.5	26	21.1	1	0.8	10	8.1	123	506,990	645,698
Halton Hills													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2012	0	0.0	0	0.0	1	6.7	5	33.3	9	60.0	15	850,000	869,760
Milton													
April 2013	28	51.9	24	44.4	2	3.7	0	0.0	0	0.0	54	449,900	445,420
April 2012	10	15.9	26	41.3	26	41.3	1	1.6	0	0.0	63	520,900	532,630
Year-to-date 2013	157	65.4	60	25.0	5	2.1	2	0.8	16	6.7	240	425,900	470,201
Year-to-date 2012	77	42.3	61	33.5	41	22.5	3	1.6	0	0.0	182	465,900	487,746
Oakville													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	2,000,000	2,057,091
April 2012	2	4.0	1	2.0	4	8.0	7	14.0	36	72.0	50	869,000	1,339,047
Year-to-date 2013	0	0.0	1	1.8	9	16.1	5	8.9	41	73.2	56	1,550,000	1,707,265
Year-to-date 2012	3	2.3	18	13.5	8	6.0	23	17.3	81	60.9	133	853,990	1,407,835

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2013	34	31.8	29	27.1	23	21.5	19	17.8	2	1.9	107	519,900	523,925
April 2012	80	44.4	42	23.3	47	26.1	6	3.3	5	2.8	180	476,835	485,609
Year-to-date 2013	198	41.1	92	19.1	79	16.4	83	17.2	30	6.2	482	501,495	523,799
Year-to-date 2012	310	49.6	143	22.9	117	18.7	32	5.1	23	3.7	625	450,990	469,940
Ajax													
April 2013	0	0.0	6	23.1	13	50.0	6	23.1	1	3.8	26	572,100	591,431
April 2012	0	0.0	3	42.9	4	57.1	0	0.0	0	0.0	7	--	--
Year-to-date 2013	3	3.3	24	26.7	38	42.2	24	26.7	1	1.1	90	590,000	590,359
Year-to-date 2012	20	20.4	22	22.4	33	33.7	16	16.3	7	7.1	98	573,500	566,608
Brock													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2013	17	73.9	5	21.7	0	0.0	1	4.3	0	0.0	23	358,990	393,143
April 2012	23	79.3	4	13.8	2	6.9	0	0.0	0	0.0	29	365,990	381,447
Year-to-date 2013	91	79.1	15	13.0	3	2.6	2	1.7	4	3.5	115	364,990	394,240
Year-to-date 2012	100	81.3	15	12.2	5	4.1	1	0.8	2	1.6	123	351,990	372,276
Oshawa													
April 2013	12	60.0	8	40.0	0	0.0	0	0.0	0	0.0	20	426,990	425,368
April 2012	30	76.9	8	20.5	1	2.6	0	0.0	0	0.0	39	365,990	377,916
Year-to-date 2013	66	66.7	19	19.2	10	10.1	4	4.0	0	0.0	99	408,900	436,212
Year-to-date 2012	73	78.5	18	19.4	1	1.1	0	0.0	1	1.1	93	365,900	374,872
Pickering													
April 2013	1	8.3	2	16.7	0	0.0	9	75.0	0	0.0	12	791,650	706,583
April 2012	15	20.3	17	23.0	36	48.6	1	1.4	5	6.8	74	571,110	573,198
Year-to-date 2013	10	10.3	10	10.3	15	15.5	45	46.4	17	17.5	97	693,300	675,600
Year-to-date 2012	41	25.0	53	32.3	55	33.5	5	3.0	10	6.1	164	523,845	545,865
Scugog													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	1	9.1	0	0.0	1	9.1	3	27.3	6	54.5	11	1,066,660	938,159
Year-to-date 2012	4	33.3	4	33.3	1	8.3	2	16.7	1	8.3	12	509,245	532,656
Whitby													
April 2013	4	16.0	8	32.0	9	36.0	3	12.0	1	4.0	25	564,990	563,372
April 2012	11	37.9	9	31.0	4	13.8	5	17.2	0	0.0	29	475,900	492,988
Year-to-date 2013	27	38.6	24	34.3	12	17.1	5	7.1	2	2.9	70	490,445	499,476
Year-to-date 2012	72	53.3	31	23.0	22	16.3	8	5.9	2	1.5	135	440,990	456,431

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2013	54	100.0	0	0.0	0	0.0	0	0.0	0	0.0	54	370,995	371,076
April 2012	33	91.7	3	8.3	0	0.0	0	0.0	0	0.0	36	374,990	376,516
Year-to-date 2013	221	95.7	7	3.0	0	0.0	0	0.0	3	1.3	231	381,900	382,614
Year-to-date 2012	146	85.9	23	13.5	0	0.0	1	0.6	0	0.0	170	389,990	382,089
Bradford West Gwillimbury													
April 2013	40	100.0	0	0.0	0	0.0	0	0.0	0	0.0	40	405,990	378,340
April 2012	10	90.9	1	9.1	0	0.0	0	0.0	0	0.0	11	394,990	414,899
Year-to-date 2013	120	95.2	4	3.2	0	0.0	0	0.0	2	1.6	126	405,990	403,302
Year-to-date 2012	66	75.9	21	24.1	0	0.0	0	0.0	0	0.0	87	424,990	431,519
Town of Mono													
April 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	6	85.7	0	0.0	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2012	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
New Tecumseth													
April 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
April 2012	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	312,490	321,657
Year-to-date 2013	74	100.0	0	0.0	0	0.0	0	0.0	0	0.0	74	334,990	337,085
Year-to-date 2012	65	100.0	0	0.0	0	0.0	0	0.0	0	0.0	65	304,990	308,267
Orangeville													
April 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
April 2012	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	380,900	394,677
Year-to-date 2013	21	87.5	3	12.5	0	0.0	0	0.0	0	0.0	24	378,900	386,953
Year-to-date 2012	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	380,900	394,677
Toronto CMA													
April 2013	114	14.5	154	19.6	190	24.2	205	26.1	123	15.6	786	600,250	703,719
April 2012	159	18.4	225	26.0	195	22.5	148	17.1	138	16.0	865	573,330	674,343
Year-to-date 2013	617	19.9	552	17.8	611	19.7	776	25.0	550	17.7	3,106	604,900	711,050
Year-to-date 2012	688	19.7	872	25.0	811	23.3	589	16.9	524	15.0	3,484	567,990	662,692
Oshawa CMA													
April 2013	33	48.5	21	30.9	9	13.2	4	5.9	1	1.5	68	456,945	465,205
April 2012	64	66.0	21	21.6	7	7.2	5	5.2	0	0.0	97	385,990	413,374
Year-to-date 2013	184	64.8	58	20.4	25	8.8	11	3.9	6	2.1	284	399,990	434,809
Year-to-date 2012	245	69.8	64	18.2	28	8.0	9	2.6	5	1.4	351	371,990	405,332
Greater Toronto Area													
April 2013	93	11.5	175	21.6	206	25.5	209	25.8	126	15.6	809	601,000	707,421
April 2012	191	19.7	269	27.8	210	21.7	153	15.8	145	15.0	968	566,990	663,235
Year-to-date 2013	580	18.2	604	18.9	652	20.4	788	24.7	566	17.7	3,190	603,990	714,172
Year-to-date 2012	801	21.1	985	26.0	865	22.8	598	15.8	539	14.2	3,788	561,900	650,886

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2013

Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,582,337	1,278,396	23.8	1,520,188	1,207,430	25.9
Toronto	1,396,917	--	n/a	1,746,508	1,707,553	2.3
East York	--	--	n/a	1,284,769	1,304,955	-1.5
Etobicoke	1,821,300	--	n/a	1,467,061	1,293,733	13.4
North York	1,693,715	1,200,011	41.1	1,643,210	1,088,970	50.9
Scarborough	--	--	n/a	764,846	--	n/a
York	--	--	n/a	888,728	--	n/a
York Region	746,646	653,147	14.3	725,595	635,039	14.3
Aurora	--	--	n/a	910,829	1,061,684	-14.2
East Gwillimbury	--	--	n/a	441,308	430,651	2.5
Georgina Township	--	--	n/a	468,463	487,435	-3.9
King Township	865,246	--	n/a	851,409	879,696	-3.2
Markham	665,729	556,727	19.6	694,238	550,985	26.0
Newmarket	666,424	--	n/a	679,545	484,091	40.4
Richmond Hill	--	641,911	n/a	1,003,123	739,159	35.7
Vaughan	738,535	776,668	-4.9	838,403	769,166	9.0
Whitchurch-Stouffville	630,450	643,761	-2.1	601,702	556,426	8.1
Peel Region	601,289	560,591	7.3	595,680	573,341	3.9
Brampton	602,605	505,067	19.3	562,369	542,615	3.6
Caledon	606,020	--	n/a	615,779	729,510	-15.6
Mississauga	553,991	--	n/a	1,091,465	845,765	29.1
Halton Region	763,996	855,933	-10.7	752,186	813,420	-7.5
Burlington	--	765,752	n/a	1,115,645	645,698	72.8
Halton Hills	--	--	n/a	--	869,760	n/a
Milton	445,420	532,630	-16.4	470,201	487,746	-3.6
Oakville	2,057,091	1,339,047	53.6	1,707,265	1,407,835	21.3
Durham Region	523,925	485,609	7.9	523,799	469,940	11.5
Ajax	591,431	--	n/a	590,359	566,608	4.2
Brock	--	--	n/a	--	--	n/a
Clarington	393,143	381,447	3.1	394,240	372,276	5.9
Oshawa	425,368	377,916	12.6	436,212	374,872	16.4
Pickering	706,583	573,198	23.3	675,600	545,865	23.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	938,159	532,656	76.1
Whitby	563,372	492,988	14.3	499,476	456,431	9.4
Remainder of Toronto CMA	371,076	376,516	-1.4	382,614	382,089	0.1
Bradford West Gwillimbury	378,340	414,899	-8.8	403,302	431,519	-6.5
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	321,657	n/a	337,085	308,267	9.3
Orangeville	--	394,677	n/a	386,953	394,677	-2.0
Toronto CMA	703,719	674,343	4.4	711,050	662,692	7.3
Oshawa CMA	465,205	413,374	12.5	434,809	405,332	7.3
Greater Toronto Area (GTA)	707,421	663,235	6.7	714,172	650,886	9.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto April 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	480,247
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	497,704
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	511,946
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	508,210
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	498,526
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	500,627
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	495,988
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	491,931
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	507,441
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	500,476
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	491,586
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	501,908
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	501,152
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	506,261
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,578
	April	9,811	-5.2	7,051	18,270	13,305	53.0	526,335	1.7	515,190
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	YTD 2012	31,639	9.5		55,083			502,297	9.7	
	YTD 2013	27,710	-12.4		54,674			514,354	2.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
April 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	875	1,073	1,231	71.0	316,394	4.7	323,602
	February	809	24.1	890	1,327	1,340	66.4	323,592	7.1	325,105
	March	1,128	15.0	901	1,722	1,312	68.6	327,630	8.6	328,558
	April	1,167	23.0	904	1,655	1,270	71.2	337,401	5.1	329,285
	May	1,183	13.8	887	1,749	1,326	66.9	339,086	7.3	332,803
	June	1,051	0.5	828	1,509	1,280	64.7	339,032	5.0	330,764
	July	925	9.0	873	1,306	1,372	63.6	334,783	3.0	328,382
	August	854	11.8	893	1,208	1,279	69.8	335,783	8.0	338,177
	September	729	-12.5	769	1,335	1,234	62.3	334,870	5.1	336,210
	October	797	5.0	854	1,140	1,250	68.3	335,818	5.7	335,633
	November	699	-4.8	820	909	1,198	68.4	335,697	6.8	340,936
	December	390	-20.7	698	416	1,097	63.7	324,743	4.7	336,315
2013	January	488	-12.2	765	989	1,149	66.6	331,514	4.8	338,768
	February	716	-11.5	787	1,072	1,078	73.0	348,474	7.7	349,997
	March	899	-20.3	714	1,412	1,073	66.5	346,697	5.8	347,510
	April	1,145	-1.9	887	1,682	1,289	68.8	353,291	4.7	344,198
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	YTD 2012	3,660	18.6		5,777			328,146	6.6	
	YTD 2013	3,248	-11.3		5,155			347,132	5.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
April 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14		123.1	3,080	8.4	67.9	909
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
April 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14		123.1	197.0	8.3	68.6	941
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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